

CITY OF HUNTINGTON PARK
HOUSING ELEMENT AMENDMENT
To Address SB 1029

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CITY OF HUNTINGTON PARK

HOUSING ELEMENT AMENDMENT

The Huntington Park Housing Element was adopted in February 1991 as part of the 1989-1994 update cycle for jurisdictions within the SCAG region. The State Department of Housing and Community Development has reviewed the City's adopted element and has determined the element to be in compliance with State law.

Subsequent to preparation of the Huntington Park Housing Element, the following two new requirements were added to housing element law. Chapter 1451, Statutes of 1989 requires all housing elements to include additional needs analyses and programs to address the potential conversion of existing, assisted housing developments to non-low-income use during the next ten year period. As a result of Chapter 889, Statutes of 1991, the deadline for completing this analysis has been extended to July 1, 1992.

Chapter 889 also requires quantified housing element goals to be established by income category. The quantified goals now have to establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved during the five year housing element period. (Government Code Section 65583 (b)(2)).

This report amends the Huntington Park Housing Element adopted on February 19, 1991 to address these new legislative requirements. This amendment will be integrated within the Housing Element upon the next periodic review of the Element in 1994.

PRESERVATION OF ASSISTED HOUSING

Jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low income housing and propose programs to preserve or replace those units. The following section provides an inventory of assisted rental projects in Huntington Park, and evaluates the potential of these projects to convert to market rate. Restrictions on future assisted projects in the City are also described.

Inventory of Units at Risk of Conversion

This section identifies all the low income housing units in the City of Huntington Park at risk of converting to non-low income uses between July 1, 1989 and June 30, 1999, and evaluates the likelihood of conversion.

This inventory includes all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and density bonus, or direct assistance programs. All units eligible to convert to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions, are evaluated. The inventory was compiled by interviews with City staff, the County Housing Authority, HUD, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990" (California Debt Advisory Commission).

Description of Units at Risk: Table 1 shows the name, location, type of government-assistance, type of affordability controls, and other pertinent information of all government-assisted projects within the City of Huntington Park that are at risk of conversion before July 1, 1999. The City currently has two assisted housing projects in its jurisdiction.

Concord Huntington Park is a 162 unit low income senior project developed in 1974 under the HUD Section 236 program. This HUD program provides an underlying subsidized mortgage with maximum rents based upon the lower financing costs of the owner and rent levels that low income households could be expected to afford. The mortgage is financed by a private lender with HUD writing down the interest and providing mortgage insurance. In addition to the low interest loan on the Concord Huntington Park, there are 155 units with Section 8 contracts. Under the HUD Section 8 Program, HUD pays owners of buildings with Section 8 units the difference between what the Section 8 tenants can pay (30 percent of household income), and what HUD estimates to be Fair Market Rent on the unit.

The second assisted housing project in Huntington Park is Seville Gardens, a 225 unit low income senior housing project. The City's Redevelopment Agency provided a land write down on this project in exchange for the set aside of 45 units (20%) for low income tenants. The City will restrict rents on this project for a period of thirty years, resulting in the earliest date of subsidy termination not occurring until the year 2029.

Conversion Potential: Discussions with HUD staff and review of project files indicate that the Concord Huntington Park has been transferred from the original owner, Churchman's Foundation, a non-profit corporation, to a profit motivated owner. The final transfer of ownership occurred in January 1981 under a HUD approved Transfer of Physical Assets (TPA) process. Under HUD provisions,

**TABLE 1
CITY OF HUNTINGTON PARK
ASSISTED HOUSING AT RISK OF CONVERSION**

Proj. Name Address (incl. zip)	Owner: Name, Address	Type(s) of Gov't Assistance	Type/Length of Affordability Controls (including Sec. 8)	Earliest Potential Conversion Date(s)	# of Units Subject to Conversion	Total # of Units in Project	Tenant Type (i.e. Elderly, Family)	Bedroom Mix	Date Built (if known)	Condition (if known)
Concord Huntington Park 6900 Seville Ave. Huntington Park, CA 90253	Kenneth Walker 302 Pine Ave. Long Beach, CA 90802	HUD Section 236(J)(L)/202 Section 8	40 years (no prepayment option)	8/15/2014 1/31/1996 (+5)	- 155	162	Elderly	110 - studio 51 - 1 br 1 - 2 br	1974	Good
Seville Gardens 2701 Randolph Huntington Park, CA 90255	Katina & Assoc. 21501 A. Vermont Torrance, CA 90500	Redevelop- ment Agency: Land Write-Down	30 years	8/2029	45	225	Low-income Senior	108 - studio 114 - 1 br 3 - non- income	1989	Good

projects undergoing a TPA after September 15, 1980 are locked in for the full term of the mortgage, and are ineligible for prepayment. Therefore, the forty year mortgage on the Concord Huntington Park is no longer eligible for prepayment, and will not expire until the year 2014.

As for the 155 units in Concord Huntington Park covered by Section 8 contracts, these contracts are subject to five year renewal options. Failure to renew the Section 8 contracts could result in some rent increases, though rents would still be restricted to levels set by the underlying HUD insured mortgage. Rent increases would occur for those Section 8 tenants for whom the mortgage-based rent restriction alone results in rents that exceed 30 percent of their income. However, it is more likely that the owner will choose to renew Section 8 contracts to continue receiving Section 8 subsidies as rents and tenant choice are already restricted by the underlying mortgage.

Future Assisted Housing Projects: The Huntington Park Redevelopment Agency will continue to assist in the development of housing affordable to low and moderate¹ income households as required under Redevelopment Law. The Agency currently has four projects targeted for assistance: 1) La Cuesta, 130 units of rental housing with at least 20 percent of the units set aside for low and moderate income tenants; 2) Rugby Senior Housing, 200 units of rental housing for seniors with 20 percent of the units set-aside for low/mod occupants; 3) Rugby Place, 81 two- and three-bedroom plus loft condominium units, 19 units set aside for low/mod occupants; and 4) Saturn Arms, 70 units of rental housing with at least 20 percent set aside for low income households.

All Agency assisted projects will have affordable housing covenants filed with the land to ensure the long term affordability of the units. Affordability restrictions will run for a minimum of thirty years.

FIVE YEAR HOUSING GOALS

The Housing Element must now establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved during the five year housing element period. In response to this requirement, the 5 Year Housing Goals established in the Huntington Park Housing Element (Page 52) have been disaggregated by income category. In addition, the housing conservation goal now includes conservation of the 162 unit Concord Huntington Park, and the 225 unit Seville Gardens projects.

¹ For the purposes of Agency-assisted projects, moderate income is defined as 95 percent of the County median income.

The following are the revised 1989-1994 Huntington Park Housing Element Goals:

HOUSING GOAL	INCOME CATEGORY				
	Total	Very Low	Low	Mod	Upper
Housing Construction (Regional Housing Need)	1,222	191	304	314	413
Housing Rehabilitation ¹	425	170	165	90	-
Housing Conservation ² Rent Subsidies (262) ³ , Concord Huntington Park (162), Seville Gardens (45)	469	446	23	-	-

- ¹ Income distribution for rehabilitation goals based on income restrictions associated with City's rehabilitation programs, and Draft Comprehensive Housing Affordability Strategy.
- ² Assumes that all of Concord Huntington Park is occupied by very low income tenants, and half of Seville Gardens is occupied by very low income tenants, and half occupied by low income tenants.
- ³ The City's February 19, 1991 adopted Housing Element identifies a conservation goal of 362 rent subsidies (page 52). This has been corrected to 262 rent subsidies, as indicated in the text (page 50).

TABLE OF CONTENTS

SECTION

PAGE

Introduction to the Housing Element

City of Huntington Park General Plan

HOUSING ELEMENT

Housing Element Goals and Policies

Housing Opportunities

Homelessness and Transiently

Housing Orientation

Environmental Sensitivity

Transportation

The Housing Plan

Summary of Housing Needs

Housing Conditions

Housing Organization

Housing Programs

Housing Element



**CITY OF HUNTINGTON PARK GENERAL PLAN
HOUSING ELEMENT**

FEBRUARY 19, 1991

TABLE OF CONTENTS

SECTION	PAGE
Introduction to the Housing Element	
Purpose of the Housing Element	1
Scope and Content of Element	2
Citizen Participation	3
Housing Element Goals and Policies	
Housing Opportunities	8
Maintenance and Preservation	10
Home Ownership	11
Environmental Sensitivity	12
Fair Housing	13
The Housing Plan	
Summary of Housing Needs	14
Housing Constraints	20
Housing Opportunities	27
Housing Programs	31

LIST OF TABLES

TABLE	PAGE
H-1 State Requirements for Housing Elements	5
H-2 Housing Program Summary	48

LIST OF FIGURES

FIGURE	PAGE
H-1 Residential Development Opportunities	28

INTRODUCTION TO THE HOUSING ELEMENT

The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made a part of the planning process. The Huntington Park Housing Element has been prepared in compliance with the five year update cycle for cities in the SCAG (Southern California Association of Governments) jurisdiction.

PURPOSE OF THE HOUSING ELEMENT

The Land Use Element is concerned with housing in a spatial context while the Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's resident population. Concerns of the Huntington Park Housing Element include the identification of strategies and programs that focus on 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) the conservation of the current housing stock. The Housing Technical Report provides background information and acts as a supporting document for the Element.

Housing is a fundamental component of land use within a community necessary to support the resident population. Issues associated with housing in Huntington Park include the following:

- A significant proportion of the City's households are lower income, over half of which spend greater than 30 percent of their income on rent or mortgage costs.
- The 1980 census documented approximately one-third of the City's housing stock as overcrowded. Unit overcrowding is projected to have increased during the 1980s as a result of the substantial immigration of large family, predominately Latino households with no associated net increase in the existing housing stock.

- The City contains a significant number of substandard and/or declining dwelling units, particularly among rental properties with absentee landlords.
- Special needs groups in the City which have a more difficult time obtaining suitable housing include large families, female headed households, the elderly, handicapped, and the homeless.
- With nearly three-quarters of the City's housing utilized as rentals, the City experiences problems related to high housing turnover, an unstable population base, and problems associated with housing maintenance.
- Huntington Park is an older, builtout community with virtually no vacant land available for new residential development.

The Housing Element establishes goals, policies and implementation programs to address these identified housing issues.

SCOPE AND CONTENT OF ELEMENT

The Housing Element consists of housing goals and policies for the City. Specific housing programs that will implement these goals and policies are identified in the section entitled Housing Plan which follows the Goals and Policies. Finally, the Housing Element summarizes the City's existing and projected housing needs identified in the Technical Data Report, providing the basis for targeting policies and programs to address these needs.

The State Legislature recognizes the role of local general plans, and particularly the housing element, in implementing Statewide housing goals to provide decent and sound housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups. The major concerns of the Legislature with regard to the preparation of housing elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;

- Preparation and implementation of City and County housing elements which coordinate with State and Federal efforts in achieving State housing goals;
- Participation by local jurisdictions in determining efforts required to attain State housing goals; and
- Cooperation between local governments to address regional housing needs.

The State Department of Housing and Community Development sets forth specifics regarding the scope and content of housing elements prepared by cities and counties. Table H-1 summarizes State Housing Element requirements and identifies the applicable sections of the Huntington Park Housing Element and Technical Data Report where these requirements are addressed.

CITIZEN PARTICIPATION

Public participation played an important role in the formulation of Huntington Park's housing goals and policies, and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

A Community Attitude Survey was conducted at the beginning of the planning program to solicit resident response to planning issues, constraints and opportunities to be addressed in the General Plan. Questionnaires were mailed to a random sample of 6,000 households, and included both multi-family and single-family residents. Each questionnaire was printed in both Spanish and English to encourage participation among all members of the sample group. A total of 779 completed questionnaires were received and tabulated, representing a 13 percent response rate. The results of the questionnaire have provided direction in the formulation of General Plan goals and policies, as well as providing current demographic and household information for the Housing Element.

Public participation was also provided through an open house workshop in which the public was invited to review the draft General Plan elements, and to provide comments or ask questions of City staff and the General Plan consultants.

Three study sessions were conducted with the Huntington Park City Council and Planning Commission to receive input at key stages in the planning program. Preliminary goals and policies were provided to the City Council/Planning Commission for review prior to incorporation into the General Plan. The Council and Commission also had an opportunity to review and comment on the draft General Plan prior to conducting public hearings on the document.

Copies of the public hearing draft General Plan were distributed to interested agencies and individuals, and copies were available for review or purchase at City Hall. The Draft General Plan underwent additional review at public hearings held before the Planning Commission and City Council.

**TABLE H-1
STATE HOUSING ELEMENT REQUIREMENTS**

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
<p>A. <u>Housing Needs Assessment</u></p> <ol style="list-style-type: none"> 1. Analysis of population trends in Huntington Park in relation to regional trends 2. Projection and quantification of Huntington Park's existing and projected housing needs for all income groups 3. Analysis and documentation of Huntington Park's housing characteristics including the following: <ol style="list-style-type: none"> a. level of housing cost compared to ability to pay; b. overcrowding; c. housing stock condition. 4. An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites 5. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels 	<p>Housing Needs Assessment-Demographic Trends</p> <p>Housing Needs Assessment-Household Characteristics</p> <p>Housing Needs Assessment-Household Characteristics</p> <p>Housing Needs Assessment-Household Characteristics</p> <p>Housing Needs Assessment-Housing Unit Characteristics</p> <p>Housing Opportunities-Residential Land Inventory</p> <p>Housing Constraints-Governmental Constraints</p>

TABLE H-1
STATE HOUSING REQUIREMENTS
 (continued)

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
<p>6. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels</p> <p>7. Analysis of special housing needs: handicapped, elderly, large families, female-headed households, and homeless</p> <p>8. Analysis of opportunities for energy conservation with respect to residential development</p>	<p>Housing Constraints- Market Constraints, Environmental and Infrastructure Constraints</p> <p>Housing Needs Assessment- Household Characteristics</p> <p>Housing Needs Assessment- Housing Unit Characteristics</p>
<p><u>B. Goals and Policies</u></p> <p>1. Identification of Huntington Park's community goals relative to maintenance, improvement, and development of housing</p> <p>2. Quantified objectives and policies relative to the maintenance, improvement, and development of housing in Huntington Park</p>	<p>Housing Plan- Goals and Policies</p> <p>Housing Plan- Goals and Policies</p>

TABLE H-1
STATE HOUSING REQUIREMENTS
 (continued)

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
<p>C. <u>Implementation Program</u></p> <p>An implementation program should do the following:</p> <ol style="list-style-type: none"> 1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels 2. Program to assist in the development of adequate housing to meet the needs of low-and moderate-income households 3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Huntington Park 4. Conserve and improve the condition of the existing affordable housing stock in Huntington Park 5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color 	<p>Housing Plan-Implementing Programs</p> <p>Housing Plan-Implementing Programs</p> <p>Housing Plan-Implementing Programs</p> <p>Housing Plan-Implementing Programs</p> <p>Housing Plan-Implementing Programs</p>

HOUSING ELEMENT GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing-related issues. The following five major issue areas are addressed by the goals and policies of the Housing Element: 1) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; 2) ensure that housing is maintained and preserved; 3) provide increased opportunities for homeownership; 4) ensure housing is sensitive to environmental and social needs; and 5) promote equal housing opportunity. Each issue area and the supporting goals and policies are identified and discussed in the following section.

HOUSING OPPORTUNITIES

The City encourages the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs. Redevelopment Agency incentives have facilitated the development of over 1,000 units of ownership and rental housing. The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, multiple-family, etc.), cost, and style will allow the City to fulfill a variety of housing needs.

GOAL 1.0: Provide a variety of types and adequate supply of housing to meet the existing and future needs of City residents.

Policy 1.1: Provide a range of residential development types in Huntington Park, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums in accordance with the RHNA.

Policy 1.2: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, female-headed households and homeless.

Policy 1.3: Promote the development of low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. Facilitate the consolidation of land holdings for affordable housing development.

Policy 1.4: Assist residential developers in identifying and preparing land suitable for new housing development.

Policy 1.5: Require that housing constructed expressly for low and moderate income households not be concentrated in any single portion of the City.

Policy 1.6: Encourage the development of housing for the elderly by offering density bonus and other zoning incentives, such as reduced parking reflective of their specific needs.

Policy 1.7: Permit the development of Single Room Occupancy Hotels (SROs) in Senior Citizen Housing Zones and in the Central Business District to assist in addressing the needs of homeless and other very low income individuals.

Policy 1.8: Target a portion of Agency assisted housing towards large family households, and provide zoning incentives, such as reduced lot sizes and density bonuses, to facilitate family housing development.

Policy 1.9: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Policy 1.10: Locate higher density residential development in close proximity to public transportation, services and recreation.

Policy 1.11: Encourage the development of childcare facilities coincident with new housing development, and consider the use of incentives.

Policy 1.12: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Policy 1.13: Coordinate with local social service providers to address the needs of the City's homeless population. Amend the zoning ordinance to permit the development of transitional and emergency housing in specified locations, subject to a Conditional Use Permit.

MAINTENANCE AND PRESERVATION

The goal of housing preservation is to protect the existing and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. Huntington Park has recently become an entitlement City, providing the City with discretion over expenditure of Federal CDBG monies. The City has initiated a targeted housing rehabilitation program utilizing CDBG funding directed at those neighborhoods in the City which evidence deferred housing maintenance.

GOAL 2: Maintain and enhance the quality of existing residential neighborhoods in Huntington Park.

Policy 2.1: Continue existing rehabilitation programs which provide financial and technical assistance to lower income property owners/tenants to enable correction of housing deficiencies.

Policy 2.2: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Huntington Park.

Policy 2.3: Minimize the displacement impacts occurring as a result of residential demolition.

Policy 2.4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 2.5: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.

Policy 2.6: Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.

Policy 2.7: Encourage the retention of existing single family neighborhoods which are economically and physically sound.

HOME OWNERSHIP

The option of homeownership has become a privilege in Southern California which is often not available to low income households or potential first time homebuyers. While for-sale housing prices are relatively affordable in Huntington Park in comparison with the region, the lower incomes of existing City residents precludes the option of homeownership for many residents. The City's Redevelopment Agency has assisted in the development of for sale housing in Huntington Park, 20% of which is reserved for low and moderate income households. The City will continue to facilitate the creation of affordable homeownership opportunities in its jurisdiction.

GOAL 3.0: Provide increased opportunities for homeownership.

Policy 3.1: Assist in the development of affordable ownership housing for Moderate, and where feasible, Low income residents, and target a portion of new ownership units towards large families.

Policy 3.2: Provide favorable home purchasing options to low and moderate income households, such as interest rate write-downs, downpayment assistance, mortgage credits, and mortgage revenue bond financing.

Policy 3.3: Encourage alternative forms of homeownership, such as shared equity ownership and limited equity cooperatives.

ENVIRONMENTAL SENSITIVITY

As a highly urbanized environment, varying land uses in Huntington Park are developed in close proximity of one another. It is an on-going concern in the City to ensure that residential growth is sensitive to the existing environmental setting. Development will be accommodated which is coordinated with available community resources and infrastructure, and which is designed to minimize impacts on the built and natural environment.

GOAL 4.0: Ensure that new housing is sensitive to the existing natural and built environment.

Policy 4.1: Ensure that multi-family infill development is compatible in design with single-family residential areas, and is consistent with the existing neighborhood character.

Policy 4.2: Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate.

Policy 4.3: Protect residential neighborhoods from excessive noise, through traffic, and incompatible land uses.

Policy 4.4: Accommodate new residential development which is coordinated with the provision of infrastructure and public services.

Policy 4.5: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 4.6: Provide standards which will provide for adequate off-street parking space for automobiles and other types of vehicles, with safe access to streets and highways.

FAIR HOUSING

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

GOAL 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.1: Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing laws.

Policy 5.2: Inform the Long Beach Fair Housing Council of any known violations of applicable Federal and State laws.

Policy 5.3: Continue to use Redevelopment Agency funds, density bonuses and other program incentives to encourage private developers to construct low income housing units.

THE HOUSING PLAN

This section of the Housing Element summarizes the current and projected housing needs for the City. The Element also estimates the number of households that meet Federal or State criteria for special consideration when discussing specialized needs. Additionally, certain constraints which may discourage the construction of new housing are described. These constraints may include a wide range of factors that may increase the cost of new residential development. Finally, opportunities that will further the development of new housing are examined.

SUMMARY OF HOUSING NEEDS

A number of factors will influence the degree of demand or "need" for new housing in Huntington Park in coming years. The four major "needs" categories considered in this Element include:

- Housing needs resulting from increased population growth, both in the City and the surrounding region;
- Housing needs resulting from the deterioration or demolition of existing units;
- Housing needs that result when households are paying more than they can afford for housing; and
- Housing needs resulting from the presence of "special needs groups" such as the elderly, large families, female-headed households, households with a handicapped person, and the homeless.

Population Growth

The 1989 population of Huntington Park was estimated by the Department of Finance to be 51,217, ranking it 31st among the 85 cities in Los Angeles County. However, based on evidence of unit overcrowding and illegal garage conversions, the actual count of persons in the City is likely somewhat higher.

Similar to many central Los Angeles jurisdictions, Huntington Park has virtually no vacant land available for future residential development. Additional housing growth will result primarily from Redevelopment Agency involvement in the provision of housing, from recycling of lower density residential uses in neighborhoods zoned for higher densities, and from the integration of residential uses in the Central Business District.

Substandard Units

Huntington Park developed as a residential community early in this century, with nearly a third of its housing stock already in place by 1940. The accepted standard for major rehabilitation is after 30 years. In 1980, approximately three-quarters of the City's housing stock was over 30 years old, indicating the potential need for rehabilitation and continued maintenance of a significant portion of housing based on age alone. Since 1980, on-going code enforcement and redevelopment activities have resulted in the replacement of many older, often substandard units with newly constructed residences.

The City's Housing Assistance Plan (HAP) prepared in 1988 identifies the number of housing units in Huntington Park in substandard condition. ("Substandard" is defined by the City as any dwelling unit which does not meet either the Section 8 Existing Housing Quality Standards or the Uniform Building Code as adopted by the City.) Of the City's 1988 housing stock, over 30%, or 4,932 dwelling units were classified as substandard. The overwhelming majority of the City's substandard residences are renter-occupied (97%). The HAP identifies 58% (2,876 units) of the City's substandard units as suitable for rehabilitation where necessary repairs are considered economically feasible.

The City of Huntington Park became an entitlement city in 1988 which allows the City to administer its own housing rehabilitation programs using federal (CDBG) monies. The City has hired a rehabilitation specialist to administer programs targeted at rehabilitation and/or removal of substandard dwelling units. The Housing Element sets forth a variety of housing rehabilitation programs aimed at improving housing conditions in the City.

Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of thirty percent and above. Households paying greater than this amount will have less income left over for other necessities, such as food, clothing and health care. It is recognized, however, that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG) identifies housing overpayment for the City's lower income households based on data from the 1980 census. (Lower income households are defined as households whose total gross income is less than 80 percent of the County median.) According to the RHNA, an estimated 51% (or 4,471) of Huntington Park's lower income households were paying more than 30 percent of their income on rent or mortgage payments as of January 1, 1988. Of these overpayers, 3,432 are classified as Very Low Income and 2,038 are Low Income.

The distinction between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established in that market. According to the RHNA, of the total 4,471 lower income households identified as overpayers, 4,184 were renter households and only 286 were owner households. This discrepancy is largely reflective of the tendency of renter households to have lower incomes than owner households. By allowing residential densities of up to 70 units/acre in the Central Business District and in the Senior Citizen Housing Zone for non-age restricted units, and densities of 225 units/acre for senior units, the overall cost of housing will be reduced.

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Huntington Park these "special needs" households include the elderly, handicapped persons, large families, female-headed households, and the homeless.

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependance needs. Approximately 18.6 percent of the City's householders in 1980 were elderly 65 years of age or older. Applying this proportion to the City's households in 1989 equates to an estimated 2,724 elderly households in Huntington Park. Within this group, an estimated 18% reside in family households, 42% in unrelated households, and 40% are living alone. According to the General Plan household survey, 55% of the elderly respondent households are Very Low income and approximately 44% are renters. The proportion of elderly can be expected to increase as those persons between the age of 35 and 64 grow older. Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes.

The General Plan provides for a separate Senior Citizen Housing designation to facilitate the creation of additional senior housing in the community. Densities of up to 225 units per acre are permitted to provide for unit affordability. The Housing Element establishes policies and programs targeted towards senior citizen households including housing rehabilitation loans/grants, reverse mortgages, affordable housing conservation, and incentives for the development of senior citizen housing.

Handicapped: Physical handicaps can hinder access to housing units of traditional design as well as potentially limit the ability to earn adequate income. Huntington Park's Housing Assistance Plan estimates that a total of 636 lower income handicapped individuals reside in the City. Elderly individuals comprise an estimated 15% of the City's handicapped. Special housing needs of handicapped individuals include accessibility for wheelchairs, railings, ramps, and special construction for interior living spaces. The Housing Element sets forth policies to encourage the development of handicapped-accessible housing.

Large Families: Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large families are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. According to the General Plan Household Survey, 28.7 percent of the City's households had five or more members, translating to 4,203 households. This represents a significant increase from 1980 when large families represented 21.4 percent of the City's total households. This trend is reflective of an increasing household size related to the in-migration of Hispanic households. The City will continue to provide incentives through its Redevelopment Agency to encourage the development of larger three + bedroom units to accommodate large families; the Agency is currently assisting in the development of 81 condominium units, 63 of which contain 3 bedrooms and loft space, and a total of one quarter which will be set aside for low and moderate income households. In addition to other programs for housing affordability, (such as rental subsidies) the Housing Element addresses the needs of large families through programs for low interest and deferred loans for room additions, and targeted rehabilitation assistance for large families.

Female-Headed Households: Female-headed households tend to have low incomes, thus limiting housing availability for this group. In 1980, 9.4 percent of Huntington Park's households were headed by a woman, as reported in the Census. Applying this percentage to the City's 1989 households translates to an estimated 1,377 female-headed households. An estimated 62 percent (854) of the City's female-headed households have dependent children under 18 years of age. Thus, providing housing opportunities for female-headed households relates both to housing affordability and services for the care of children.

To address the housing affordability needs of female-headed households, the Housing Element proposes the expansion of existing affordability programs, such as rent subsidies, and sets forth new programs, such as shared equity, to increase the supply of affordable units in Huntington Park. Housing opportunities for female-headed households with children are addressed through policies which call for the provision of child care facilities coincident with family housing, and for designated family housing sites to be located in close proximity to public transportation, services and recreation.

Farmworkers: The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. Those persons working in the farm industry accounted for 0.3 percent (140 persons) of the City's total 1980 population. The demand for housing generated by farmworkers in the City is thus estimated to be nominal, and can be adequately addressed by overall housing affordability programs.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homeless include the general lack of housing affordable to Low and Moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.

According to the Huntington Park Police Department and the Bell Regional Shelter, an estimated 60 homeless individuals reside in Huntington Park, with the greatest number "visible" in inclement weather as they seek shelter. The homeless in Huntington Park congregate along Pacific Boulevard and in the alleyways located behind commercial areas. The Director of the Bell Shelter estimates that over 80% of the City's homeless are substance abusers or are mentally ill, and are predominately single males (80%), with a few couples and single women represented. No families have been identified as homeless in the City, although families are known to "double up" to share housing costs, thereby resulting in overcrowded conditions.

No emergency shelters are located within the City of Huntington Park. However, a regional shelter is located in the adjacent City of Bell. The Bell shelter is operated by the Salvation Army and offers overnight accommodations and other services to the homeless. The shelter provides a daily van service to their facility, with pickups at the Salvation Army headquarters in Huntington Park, Compton, East Los Angeles, Long Beach and Hollywood. Huntington Park police officers may also provide direct transportation to the shelter as circumstances warrant. Services provided by the shelter include overnight lodging, food, use of shower and laundry facilities, and alcohol and drug counseling. These emergency services are available to homeless individuals and families on a per night basis, with the shelter able to accommodate a total of 250 persons. The shelter generally operates at between 90-100% of capacity. The Salvation Army indicates that no waiting list is kept for the Bell Shelter, but that word is spread among the homeless once they

are full so that few persons actually contact the shelter to check the availability of bed space. However, based on the high occupancy rate of the shelter, there is likely an unmet need for overnight shelter in Huntington Park on a frequent basis.

The Housing Element calls for the City to coordinate with local social service providers to address the needs of the area's homeless population. The Element also establishes a program to identify zones for emergency and transitional housing, and provides for Single Room Occupancy Hotels (SROs) in the Senior Citizen Housing Zones and in the Central Business District.

HOUSING CONSTRAINTS

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, governmental, infrastructural, and environmental constraints to housing development in Huntington Park are discussed below.

Market Constraints

The high cost of renting or buying adequate housing is the primary ongoing constraint of providing adequate housing in the City of Huntington Park. High construction costs, labor costs, land costs and market financing constraints are all contributing to increases in the availability of affordable housing.

Construction Costs: The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. Overall construction costs rose over 30 percent between 1980 and 1988, with the rising costs of energy a significant contributor. Construction costs for wood frame, single-family construction of average to good quality range from \$40 to \$55 per square foot, custom homes and units with extra amenities running somewhat higher. Costs for wood frame, multi-family construction average around \$42 per square foot, exclusive of parking.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, pre-fabricated, factory built housing may provide for lower priced housing by reducing construction and labor costs. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land: Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. According to local realtors, residential land in Huntington Park is valued at approximately \$20 to \$25 per square foot on parcels zoned for single family development, and approximately \$40 per square foot on parcels with multi-family zoning. While land costs in Huntington Park are generally comparable with the adjacent jurisdictions of South Gate, Bell and Cudahy, land costs in these areas are significantly below that commanded in much of Metropolitan Los Angeles.

Labor Costs: Labor is the third most expensive component in building a house, constituting an estimated 17 percent of the cost of building a single-family dwelling. The cost of union labor in the construction trades has increased steadily since April 1974. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs.

Financing: While interest rates have fallen more than ten percent from their near 20 percent high in the early 1980s, they still have a substantial impact on housing costs which is felt by renters, purchasers and developers. Some mortgage financing is variable rate, which offers an initial lower interest rate than fixed financing. The ability of lending institutions to raise rates to adjust for inflation will cause many existing households to overextend themselves financially, as well as a return to a situation where high financing costs substantially constrain the housing market. An additional obstacle for the first-time home buyer continues to be the 10-20 percent downpayment required by lending institutions.

The median sales price of homes sold in Huntington Park during the month of April 1990 was \$172,063. A \$154,850 mortgage amortized over 30 years at an interest rate of 10.5 percent would result in monthly house payments of \$1,574. This level of payment eliminates Huntington Park's very low, low and moderate income households from the for-sale housing market.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

Contact was made with one of the City's major lending institutions, Security Pacific Bank, to evaluate whether there are any underserved income groups in the community for new construction or rehabilitation loans. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose the number, amount, and location (by census tract) of mortgage and rehabilitation loans originated or purchased. Annual HMDA Reports for Security Pacific Bank were reviewed to evaluate whether residential financing is generally available in Huntington Park's lowest income census tracts, consisting of tracts 5325, 5326.01, 5326.02, 5331.01 and 5331.02. (For purposes of this analysis, census tracts which had a 1980 median income below \$11,000 were considered). HMDA reports for the years 1986-1989 indicated few mortgage loans were issued, with a total of 7 loans originated by Security Pacific during the four year period. This low level of loan activity may be more a reflection of the nominal amount of new residential development occurring in Huntington Park, rather than the availability of financing. Census tracts 5326.01 and 5331.01 received six of the seven mortgage loans issued, with no loans initiated by Security Pacific in Tract 5325.

Even fewer (four) home improvement loans were issued during the four year period. However, due to the tax benefits of using a home equity loan for housing rehabilitation purposes rather than a home improvement loan, many households utilize equity loans to finance home improvements; home equity loans are not currently tracked by the HMDA reports. The City offers a variety of low interest rehabilitation loans through its CDBG program.

Profit, Marketing and Overhead: Developer profits generally comprise 10 to 15 percent of the selling price of single-family homes and slightly lower for condominiums. However, in communities like Huntington Park where the market demand for housing is high in comparison to the available housing supply, developers are able to command higher prices and realize greater margins of profit.

Rising marketing and overhead costs have contributed to the rising costs of housing. Inflation has spurred much of the increase in marketing and overhead. Intense competition among developers has necessitated more advertising, more glamorous model homes and more expensive marketing strategies to attract buyers.

Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvements requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

Land Use Controls: Government agencies may place administrative constraints on growth through the adoption and implementation of land use plans and ordinances. The General Plan may restrict growth if only limited areas are set aside for residential land uses, and if higher residential densities are not accommodated. The zoning ordinance may impose further restrictions if development standards are too rigid, or if zoning designations do not conform to existing land uses.

The Huntington Park General Plan provides for residential uses on nearly half of the City's total 1,975 acres. Densities of up to 8.7 units/acre are permitted in areas designated for Low Density Residential, 17.4 units/acre in Medium Density areas, and 20 units/acre in areas designated for High Density Residential. In order to provide incentives for the development of congregate housing for seniors, the Plan designates seven locations in the City for Senior Citizen Housing, with densities up to 225 units/acre permitted; non-age restricted housing is also permitted in areas designated for Senior Citizen Housing at densities up to 70 units/acre. To further expand opportunities for housing development in Huntington Park, the 1990 General Plan update allows for the integration of residential uses in the Central Business District at densities up to 70 units/acre.

The Huntington Park Zoning Ordinance has established a residential parking requirement of 1-1/3 garage or carport spaces for each dwelling unit, substantially below that required in most localities. All open areas, except driveways, walkways not exceeding 3 feet in width, swimming pools, or porches between the front lot line and the front of the main residential structure are required to be maintained with landscaping. On all new construction, the City may also require the planting of a tree in the parkway area for every 40 feet of street frontage. The City does not require fire sprinklers in residential development beyond that specified in the State Fire Code.

In summary, Huntington Park's land use controls are comparable, if not less restrictive than other Southern California jurisdictions, and are not considered excessive.

Fees and Improvements: Various fees and assessments are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Huntington Park is highly urbanized with most of its necessary infrastructure, such as streets, sewer and water facilities already in place. As such, the cost of land improvement is less than in undeveloped suburban or rural areas. The Housing Element Technical Data Report (Table 25) provides a list of fees associated with development in the City. The total amount of fees varies from project-to-project based on the complexity of the project and related project impacts. These fees are comparable, if not below other Southern California jurisdictions, and are not considered excessive. The most significant project development fees are those required for parks and schools.

Building Codes and Enforcement: The City of Huntington Park has adopted the State Uniform Building Code (UBC) which establishes minimum construction standards as applied to all residential buildings. The City's building code is considered to be the minimum necessary to protect the public health, safety and welfare, and the local enforcement of this code does not unduly constrain the development of housing.

Local Processing and Permit Procedures: The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The review process is governed by two levels of decision-making bodies: the City Council and the Planning Commission.

Average processing time for residential projects varies depending on project complexity. Residential projects that can be approved by City staff typically require an initial and a final plan check, each which require approximately three weeks to review upon submittal of all required correct information. Any residential development of two or more units requires Planning Commission approval, which generally takes one month before being brought to public hearing. Appeals to City Council take approximately one additional month to be placed on the Council agenda.

In order to improve the design and compatibility of new development, the City is in the process of starting up a Design Review Board. The Board will consist of City staff from the following departments: planning, building, engineering, fire, police and water. With the exception of dwelling unit additions, all projects will be required to undergo design review, although projects with two or fewer units will continue to be exempt from Planning Commission review. By bringing staff together from the various City departments, project review will become less fragmented and more cohesive. The addition of a Design Review Board in Huntington Park is anticipated to add one to two weeks to a project's review period.

Environmental and Infrastructure Constraints

Environmental Hazards: While no known earthquake faults traverse Huntington Park, the City is located in a seismically active region as evidenced by the abundance of active, potentially active, and inactive fault traces in the region. Several active faults in the region are considered capable of affecting property within the City, the closest of which is the Newport-Inglewood fault which lies approximately six miles west of the City. As an older City, Huntington Park has a high concentration of pre-1934 unreinforced masonry structures which are particularly vulnerable in an earthquake. The majority of these unreinforced structures are, however, non-residential.

Unlike beach and hillside communities, Huntington Park is not subject to slope erosion, landsliding or other such hazards. Portions of the City may however be subject to shallow flooding during a 100 year flood if the Los Angeles River Channel were unable to contain the flow. While such naturally occurring environmental concerns do not constrain development in the City, man-made hazards do restrict residential growth in certain areas of the City.

The dust, noise, odors and congestion generated by circulation routes and industrial operations within and adjacent the City produce potential health hazards, and residential land uses should be protected from these irritants. Another related health risk involves the presence of hazardous materials and dangerous chemicals utilized in many of the city's industrial operations. New residential projects should not be located near these sites, nor should they be situated downwind from any potentially lethal substances. Also, trucks and railcars transporting those products should not travel near residential developments.

Infrastructure Constraints: The infrastructure of critical importance to the maintenance of existing and development of new housing includes water facilities, sewerage facilities, streets, sidewalks and curbs. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhood but also serves as an incentive to homeowners to routinely maintain and keep up their homes. In the alternative, when these public improvement are left to deteriorate or they are over extended in use, the neighborhoods in which they are located become neglected and usually show early signs of deterioration.

Infrastructure, including streets and utilities, throughout the City of Huntington Park is generally sufficient and adequate to accommodate the level of residential development which now occurs throughout the City. There is no need nor are there any plans to modify or otherwise enhance existing infrastructure community-wide. However, the City has been actively maintaining public improvements in association with new residential and non-residential development. For example, the City requires and often participates in the reconstruction of older deteriorated streets, gutters, curbs and sidewalks in association with the construction of new private facilities.

HOUSING OPPORTUNITIES

Availability of Sites for Housing

The City of Huntington Park is an older, highly urbanized community with virtually no vacant land available for residential development. As a result, new development in the City has for the past several decades consisted of infill and replacement construction in existing residential neighborhoods. Within recent years, the Huntington Park Redevelopment Agency has sponsored numerous housing projects which have been developed through the recycling of older residential properties.

Residential buildout at the densities permitted under the City's General Plan would result in a total of 15,220 dwelling units. While the Plan provides for several major residential development opportunity areas (senior citizen housing, residential mixed use), the Plan's 15,220 dwelling unit buildout still represents fewer units than currently exist in the City (Department of Finance estimates a total of 15,530 units as of January 1989). This difference is primarily related to two circumstances: 1) Huntington Park's rapid growth in the first half of the century at densities higher than those currently permitted (legal non-conforming uses), and 2) the existence of units added illegally to properties designated for low density development (illegal uses), such as conversion of garages into rental units. In order to achieve consistency with the overall long range plan envisioned for Huntington Park, General Plan policy calls for the development of an amortization program which will eventually (30 years) require legal non-conforming uses to meet General Plan and zoning requirements; residential uses will however be permitted to be replaced at existing densities if destroyed by fire or disaster. Illegal units are abated on an ongoing basis through the City's code enforcement program.

In order to provide expanded opportunities for residential development in Huntington Park, the City's 1990 General Plan has established the following two major housing opportunity areas: senior citizen housing, and commercial/residential mixed use. Figure H-1 delineates their locations in the City.

Senior Citizen Housing: The Huntington Park General Plan has designated seven sites in the City as suitable for high density senior citizen housing. Densities of up to 225 units per acre are permitted under the Senior Citizen Housing land use designation

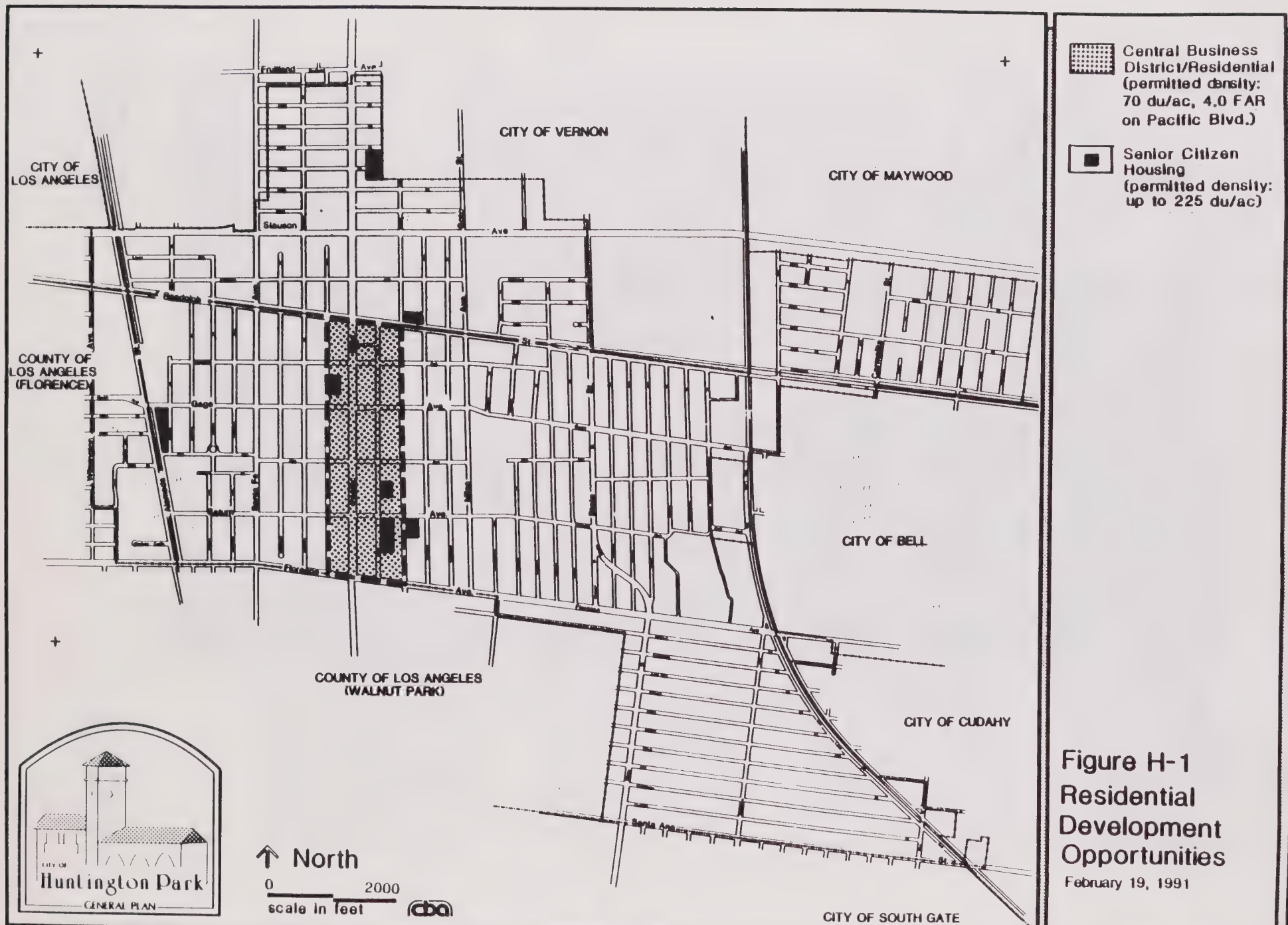


Figure H-1
Residential
Development
Opportunities

February 19, 1991

to provide for unit affordability. The General Plan also allows for the development of single room occupancy hotels (SROs) on sites designated for Senior Citizen Housing. The following two senior housing projects have been developed under this land use designation: the 165 unit Concord Apartments and the 223 unit Seville Gardens. The City has received development proposals on three of the remaining five Senior Citizen Housing sites, and anticipates providing development assistance on these projects to ensure the affordability of a portion of the units to low income households. A total of 1,935 units of senior citizen housing could be accommodated on the 8.6 acres which comprise these five sites under the General Plan.

Commercial/Residential Mixed Use: The Huntington Park General Plan now allows for the integration of residential uses in the City's Central Business District, which encompasses the area between Rugby and Seville, between Randolph and Florence Avenues (refer to Figure 3). In addition to providing expanded housing opportunities, residential uses in the downtown area will require less reliance on the automobile for shopping and employment, and will provide a customer base for downtown stores and services.

Along Pacific Boulevard, residential uses will be permitted on the upper floors of existing or new commercial structures at a Floor Area Ratio (FAR) of up to 3:1. Along Rugby, Rita, and Seville avenues, multi-family residential development will be permitted adjacent to commercial/retail uses at densities up to 70 units/acre; ground floor commercial uses will be permitted as part of the residential structure. All residential projects in the CBD will be required to have private, secured parking.

Residential development in the CBD will take a variety of forms. Along Pacific, residential uses may be developed above the existing two story commercial structures which front the Boulevard. In other parts of the CBD, existing underutilized parcels may be redeveloped to accommodate higher density residential uses. The City's municipal parking lots, however, represent the most significant opportunity for housing development in the CBD.

The City of Huntington Park owns and operates nineteen municipal parking lots located along Rita and Rugby avenues within the Central Business District. Joint use of these parking lots with multi-family residences represents a significant opportunity for the introduction of housing in the downtown. The City

is currently processing two projects which provide for the development of multi-family senior and family housing above parking lots, with separate secured parking provided for residents on the second level above the lot. Rugby Place will provide 81 condominium units above the parking lot located between Zoe and Gage avenues; 63 of these units will contain 3 bedrooms plus loft space, providing housing opportunities for large families. Approximately one-quarter of the total units will be set aside for occupancy by low and moderate income households for a period of 30 years. One block north, the City is working with an applicant for development of 200 units of senior citizen rental housing, 20% of the units to be set-aside for low and moderate income occupants.

Based on the current level of development interest, the General Plan anticipates that 20% of the 30 net acres along Pacific Boulevard will encompass residential uses at 2.0 FAR, and that 20% of the remaining 51 net acres in the CBD will be developed with residential at densities up to 70 units/acre. Development under this scenario would result in approximately 870 new housing units, exclusive of those which currently exist in the CBD and those already accounted for under the Senior Citizen Housing designation.

Residential Development Potential Compared with Huntington Park's Housing Needs: As indicated in Section 4.5, the Regional Housing Needs Assessment prepared by SCAG has identified a future housing need for Huntington Park of 1,222 units to be developed over the 1989-1994 period. Combining the residential development which could occur on the remaining five Senior Citizen Housing sites (1,935 units on 8.6 acres), with that anticipated to occur in the CBD (870 units on 81 acres), an estimated 2,805 additional units could be developed in Huntington Park under these two land use categories. While these units more than adequately address the City's regional housing needs, the City can also be expected to lose some units through time as illegal units are abated.

HOUSING PROGRAMS

The Housing Element section entitled "Summary of Housing Needs" describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the potential deterioration of older units, lack of affordable housing for lower income groups, and special housing needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs.

The City of Huntington Park's overall housing program strategy for addressing its housing needs has been defined according to the following issue areas:

- Conserving and improving the condition of the existing stock of affordable housing.
- Providing adequate sites to achieve a variety and diversity of housing.
- Assisting in the development of affordable housing.
- Removing governmental constraints if necessary.
- Promoting equal housing opportunity.

Housing programs include both existing programs currently in use in Huntington Park and new programs which have been added to address the City's unmet housing need. This section provides a description of each housing program, previous program accomplishments, and future program goals. The Housing Program Summary Table H-2 located at the end of this section summarizes the future 5-year goals of each housing program, along with identifying the program funding source, responsible agency, and time frame for implementation.

Conserving and Improving Existing Affordable Housing

Housing rehabilitation includes major efforts to improve property and alterations aimed at converting the type or number of units. The goal of housing preservation is to protect the existing quality and investment in housing to avoid a degree of

physical decline that will require a larger rehabilitation effort to restore quality and value.

As an older city, much of Huntington Park's housing stock is in need of ongoing maintenance and repair. Over 30% of the City's housing stock (approximately 5,000 dwellings) are classified as substandard, the overwhelming majority of which are renter-occupied. The City's Housing Assistance Plan identifies 58% (2,876 units) of the total substandard units as suitable for rehabilitation where necessary repairs are considered economically feasible; the remaining 42% (2,056 units) are in need of replacement.

Huntington Park recently became an entitlement City (October 1988), allowing for discretion of expenditure of CDBG funds. Approximately half of the City's annual allotment of CDBG monies is targeted towards housing rehabilitation and repair programs, providing approximately \$600,000 in annual housing funding. These residential rehabilitation programs, combined with code enforcement activities, will work towards improving Huntington Park's housing stock.

1. Residential Rehabilitation Program: Through the Community Development Block Grant (CDBG) program, HUD provides monies to local governments for a wide range of community development activities which benefit lower income households. The City of Huntington Park became an entitlement City in 1988 which allows the City to administer its own programs using CDBG funding. The City uses a portion of its CDBG monies to implement the following three residential rehabilitation programs in its jurisdiction:

a. Rebate Incentives: This program is intended to support and encourage relatively low cost, often "cosmetic" improvements to properties, such as electrical and plumbing repair, insulation, and painting. The program is targeted towards low income owner-occupants. Rebates of 30%, 40% or 50% are provided on the first \$4,000 worth of improvements, with the amount of reimbursement provided dependent upon family income.

b. Deferred Payment Loans: The Deferred Payment Loan Program provides loans of up to \$15,000 to allow low income owner-occupants to make necessary improvements to their homes. Loan repayment is based on the shortest of

the following periods: a) sale of property, b) transfer of property, or c) ten years from loan initiation. No interest is charged on the loan.

c. Rehabilitation Grant: This program provides up to \$6,000 in grant monies to very low income owner-occupied households to correct violations of Building and Property standards when no other source of funding is available to the applicant. In instances where the required rehabilitation work exceeds the \$6,000 offered through the grant, property owners may be given the opportunity to also apply for a deferred payment loan.

Previous Accomplishments: Prior to October 1988, Huntington Park was a participating City under the Urban County CDBG Program. The City actively supported the county's efforts to achieve the rehabilitation of an average of 70 units per year. However, since adoption of the City's last Housing Element in 1986 and becoming an entitlement City in late 1988, no rehabilitation loans or grants were issued. When Huntington Park gained entitlement status in late 1988, rehabilitation activity remained stagnant as the City set up its own rehabilitation programs. The City hired a rehabilitation specialist in December 1989 to administer these programs, and has begun to show progress in program implementation with a total of 21 residential rehabilitation rebates, loans and grants obligated in the first eight months of 1990. The City's CDBG administrator has undertaken an active marketing program including mailings to targeted neighborhoods, and posting in the local newspaper.

Program Goals: The City's three CDBG residential rehabilitation programs provide needed assistance to lower income owner-occupied households. However, according to the program administrator, many of the units requiring rehabilitation assistance need a greater amount of repair than that provided for under the maximum CDBG loan amount. By combining rebates, deferred loans, and grants, the City can offer up to \$25,000 in rehabilitation assistance, though this amount still falls short of the necessary level of assistance on some of the City's older homes. To address this shortfall, the City will utilize redevelopment and other available funding sources to augment the loan amount, on a case by case basis, to achieve the necessary level of rehabilitation. The City will encourage the use of rehabilitation loans for room additions to help alleviate overcrowded conditions.

The City's 1989-1990 Housing Assistance Plan establishes an annual assistance goal of at least 12 units to be rehabilitated through rebates, loans and grants. Based on the achievement of 21 units rehabilitated in the first 8 months of 1990, the Housing Element establishes a more aggressive goal of 35 units annually. The City will augment CDBG monies with redevelopment and other available monies as necessary to meet this goal.

2. **Rental Rehabilitation Program:** In addition to the CDBG-funded rehabilitation programs, in June 1989, the City also initiated a Rental Rehabilitation program to encourage the rehabilitation of substandard apartment buildings or single-family homes which are used as rentals. Through the Rental Rehab Program, the City offers up to a 50% deferred-/forgivable loan towards the total cost of a rehabilitation project. One-tenth of the loan is forgivable each year, but is not assumable by future property owners. To qualify for a Rental Rehab subsidy, more than 70% of the building's tenants must be low or moderate income, and the property must be listed with the Los Angeles County Housing Authority as accepting Section 8 rent subsidies or housing vouchers, as well as the Fair Housing Foundation in Long Beach. The City contracts with a private consulting firm (CD Financial) for implementation of the Rental Rehab program.

Previous Accomplishments: No Rental Rehab loans were initiated in Huntington Park while the program was administered by the County since adoption of the City's 1986 Housing Element. However, Huntington Park received \$85,000 from HUD in 1989 for the Rental Rehab Program's first year of operation. The City was able to complete one 7 unit project consisting of 6 two-bedroom units and a bachelor apartment with this funding. The City requested additional funds for 1990, and was granted \$188,700 in HUD monies. The City currently has applications for three projects containing a total of 16 three-bedroom units it intends on funding.

Program Goals: This new housing program offers much needed rehabilitation assistance for the City's rental housing stock. The City's Housing Assistance Plan has identified an annual goal of 10 units to be rehabilitated under this program, 60% of which are to be targeted towards low income large family households. Based on the initial success

of the program and the substantial need in Huntington Park for rehabilitation of the stock of rental housing, the Housing Element establishes an annual assistance goal of 20 units.

3. **Minor Home Repair Program:** The City recently initiated a Minor Home Repair Program in July 1990 to augment its other residential rehabilitation programs. This program offers up to \$2,500 in grant monies to lower income households for minor home repair work such as painting, weatherization, and window repair. The City contracts with a non-profit group (Veterans and Community Services) for program implementation, including conducting actual repair work.

Previous Accomplishments: Veterans and Community Services has actively marketed the Minor Home Repair program, and has accomplished 12 home repairs in the program's first month of operation. The average repair grant was for \$1,200.

Program Goals: The City's Housing Assistance Plan sets forth an annual goal of home repairs to 7 renter-occupied and 14 owner-occupied households. Based on the level of community interest in this program and the lower cost of the average repair grant, the Housing Element establishes an annual assistance goal of 30 minor home repair grants, 10 to renter households, and 20 to owner-occupied households.

4. **Code Enforcement:** The objective of the City's code enforcement program is to bring substandard housing units into compliance with City codes. Potential code violations are identified based on exterior windshield surveys by the City's four code enforcement officers, as well as complaints reported to the City. Interior inspections are then usually performed and, if necessary, code citations are issued to the property owner. The owner is also informed of any rehabilitation loans or grants he/she may be eligible for to assist in correcting code violations. The property owner has 14 days to correct violations, at which time a follow up inspection is conducted. If code violations are still present, the property owner is given another 7 days to correct the deficiency before the case is transferred to the City Attorney's office; approximately 5-10% of code violators in Huntington Park are referred to the City Attorney. If the property owner continues to fail to make the necessary corrections, the

Municipal Court can fine the owner and order the work to be completed.

Previous Accomplishments: With four full time code enforcement officers, the City operates a very proactive code enforcement program. An average of 50-55 residential properties are cited on a monthly basis, with rentals run by absentee landlords comprising the majority of properties cited. Code enforcement officers report a high incidence of unit overcrowding, as evidenced by illegal garage conversions and subdivisions of singlefamily homes into numerous rental units. Tenants displaced as a result of the correction of such illegal conditions are referred to the Fair Housing Authority.

Program Goals: Huntington Park's code enforcement program has been effective in reducing substandard housing conditions in the City. Code enforcement officers work to bring units in compliance with City codes, with only two units over the past two years which have had to be abated due to extreme substandard conditions. The annual goal for reducing residential code violations in Huntington Park is for 600 units to the extent code violations continue to exist in the City.

5. **Conservation of Existing and Future Affordable Units:** A community's existing affordable housing stock is a valuable resource which should be conserved, and of necessary, improved to meet habitability requirements. The City of Huntington Park has one federally assisted housing project with the potential for conversion to market rate. The Concord Apartments is a 162 unit, Section 236/202 senior housing project developed in 1974 owned by a limited dividend corporation. While the project carries a 40 year mortgage, the project owner is eligible to prepay the loan and deregulate rents after 20 years, allowing for potential loan prepayment in 1994. The Concord Apartments carries two Section 8 contracts, one which covers 64 units, and the second which covers 91 units. The Section 8 contract which covers 64 units is a Loan Management Set Aside Section 8 contract which has been converted from its original Rent Supplement contract, add may not legally be eligible for loan prepayment.

In addition to the Concord Apartments, several housing projects in the City have received Redevelopment Agency assis-

tance for the provision of 20% low/mod units. These subsidized units must remain affordable for the longest feasible time, but generally not less than 15 years for rental housing and 10 years for ownership housing.

In order to address this potential loss in the City's affordable housing stock, the City will be prepared to allocate redevelopment funds, or other available funding sources, to enable continued rental subsidy to some or all these units. The City will also inventory and gather information to establish an early warning system for publicly assisted housing projects which have the potential to convert to market rate. All future projects in the City which receive public assistance shall have affordable housing covenants filed with the land to ensure the long term affordability of the units.

Program Goals: The goal of this program is to conserve the long-term affordability of existing and future units in Huntington Park. This will be accomplished by the following actions: 1) developing an early warning system for subsidized units with the potential to convert to market rate; 2) providing continued public subsidy as available to units which do convert to market rate; 3) filing affordable housing covenants/deed restrictions on future publicly assisted projects.

Provision of Adequate Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes and prices. This is an important function in both zoning and General Plan designations.

6. **Land Use Element:** The Huntington Park Land Use Element provides for the development of a range of residential types and densities, and accommodates residential uses on nearly half of the City's total 1,975 acres. Densities of up to 8.7 units/acre are permitted in areas designated for Low Density Residential, 17.4 dwellings/unit in Medium Density areas, and 20 units/acre in areas designated for High Density Residential. In order to provide incentives for the development of housing targeted towards seniors, the Plan designates seven locations in the City for Senior Citizen Housing, with densities up to 225 du/acre permitted; non-

age restricted housing is also permitted in areas designated for Senior Citizen Housing at densities up to 70 units/acre. A major new housing opportunity is provided under the City's 1990 General Plan by allowing the integration of residential uses in the Central Business District at densities up to 70 units/acre. Residential development in the CBD may be developed above or adjacent to existing commercial structures, and may also be elevated above one of the 19 City-owned parking lots in the CBD. Single Room Occupancy Hotels (SROs) are permitted under both the Senior Citizen Housing and Central Business District designations, providing housing opportunities for homeless and other very low income individuals.

7. **Sites for Homeless Shelters/Transitional Housing:** The City of Huntington Park has an estimated homeless population of 60 persons. The majority of these individuals are single Latino males, with few families represented. Huntington Park has no emergency shelters within its boundaries, although a regional shelter is located in the adjacent City of Bell with daily shuttle service from Huntington Park.

Program Goals: The City will continue to coordinate with the Salvation Army through the Bell Shelter to provide emergency shelter for the homeless. In addition, the City will amend its Zoning Ordinance to permit the development of transitional housing in multi-family residential zones in locations close to services, and to permit emergency shelters in commercial and industrial zones, subject to a Conditional Use Permit. Conditions for the CUP shall be no more restrictive than those for similar uses.

The Huntington Park Land Use Element now provides for SROs in the Central Business District and in Senior Citizen Housing Zones. The City will work with the local development community and local non-profits to encourage the sponsorship of an SRO in its jurisdiction. In order to provide appropriate development standards to facilitate the creation of SROs, the City will review its current planning and building codes to assess any necessary modifications for SROs. Current standards pertaining to parking, minimum unit size, occupancy limits, kitchen/bathroom facilities, and fire codes will be evaluated as to appropriateness for SROs. Any necessary Zoning Ordinance and Building Code revisions will be made by the end of 1991.

Assist in the Development of Affordable Housing

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households. In the 1970s and early 1980s, the market for residential development in Huntington Park was weak. Combined with the scarcity of vacant land for development, little residential construction occurred during this period. With the creation of the Huntington Park Redevelopment Agency, the City began offering strong incentives, primarily in the form of land write downs, and has participated in the development of over 1,000 dwelling units. 20% of all units developed with Agency assistance are set aside for low and moderate income residents. The following incentive programs for the development of affordable housing include those currently in use by the City/Agency, as well as those which the City intends to undertake.

8. **Land Assemblage and Write-Down:** The City can utilize both CDBG and redevelopment monies to write-down the cost of land for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for a private developer to build units which are affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

Previous Accomplishments: The City's Redevelopment Agency has assisted in land assembly and provided land write downs to achieve development of the following housing units: 403 townhomes, 160 apartments, 120 apartment condominiums, 248 single-family homes, and 385 senior citizen apartments, for a total of 1,316 units. Approximately 20% of these units (260 dwellings) have been set aside for low and moderate income households.

Program Goals: Through the Redevelopment Agency, the City will make every reasonable effort to continue to provide land write downs for residential projects which set aside at least 20% of the units for low and moderate income households. The Agency is in the process of negotiating development agreements which include land write-down incentives on the following three projects: 1) Rugby Place,

81 two- and three-bedroom plus loft condominium units, 19 units of which will be set-aside for low/mod occupants and priced below \$95,000; 2) La Cuesta, 115 units of senior citizen rental housing and 16 non-senior two-bedroom rental units, with 30% of the total units set-aside for low and moderate income tenants; and 3) Rugby Senior Housing, 200 units of rental housing for seniors with 20% of the units set-aside for low/mod occupants. These projects are expected to commence construction in late 1990/early 1991 and will be subsidized in an amount of at least \$1,500,000. The City will specifically target a portion of Agency-assisted housing towards large family households.

9. **Section 8 Rental Assistance Payments/Housing Vouchers:** The Section 8 rental assistance program extends rental subsidies to low income families and elderly which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. The voucher program is similar to the Section 8 Program, although participants receive housing "vouchers" rather than certificates. Vouchers permit tenants to locate their own housing. Unlike the certificate program, participants are permitted to rent units beyond the federally determined fair market rent in an area, provided the tenant pays the extra rent increment. The Reagan administration proposed converting the Section 8 certificate program to a voucher system; this proposal is expected to be implemented under the Bush administration HUD Secretary.

Previous Accomplishments: The City of Huntington Park contracts with the Los Angeles County Housing Authority to administer the Section 8 Certificate/Voucher Program. As of August 1990, a total of 237 households in Huntington Park were receiving rent certificates. Over 70 percent of those receiving rent subsidies were elderly, reflecting the two senior housing projects in the City.

Program Goals: It is impossible to project the number of additional housing vouchers the City will actually receive from HUD. However, based on previous allocation levels, the City's goal is to secure an additional five rental subsidies per year. The City will facilitate use of the Section 8 program in its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving Section 8 certificates.

10. **Density Bonus:** Pursuant to State density bonus law, if a developer allocates at least 20% of the units in a housing project to lower income households, 10% for very low income households, or at least 50% for "qualifying residents" (e.g. senior citizens), the City must either a) grant a density bonus of 25%, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30 year period.

Previous Accomplishments: The Huntington Park Redevelopment Agency has provided density increases, along with other incentives such as land write-downs, to developers as an incentive to develop residential projects in the City. Based on changes in State law, all future density bonus projects are required to provide lower income units as density bonuses are no longer permitted for the provision of moderate income housing.

Program Goals: In order to encourage the development of lower income housing in Huntington Park, the City shall inform residential development applicants of opportunities for density increases. By the end of 1991, the City will revise its Zoning Code to reflect current State density bonus requirements.

11. **Mortgage Revenue Bond Financing:** Mortgage revenue bonds can be issued by cities or counties to support the development of multi-family or single-family housing for low and moderate income households. Los Angeles County has established two revenue bond housing programs to increase the supply of affordable housing in the County - the Multi-Family Revenue Bond Program and the Single Family Residential Mortgage Revenue Bond Program. Under these programs, tax-exempt bonds are issued to provide funds for construction and mortgage loans to encourage developers to provide both rental and for-sale housing which is affordable to lower income families and individuals.

The Multi-Family Revenue Bond Program is designed to make financing available to developers for the construction of multifamily residential rental units in the County. In order to receive financing through the bond program,

developers must reserve for 10 years, 20 percent of the units for rental by families or individuals who earn 80 percent or less than the median family income in Los Angeles County. In addition, for recent projects, half of the lower income units must be reserved for occupancy on a priority basis for tenants who generally earn 50 percent or less of the median income. Projects financed after the passage of the 1986 Tax Reform Act must commit their 20% designated units for a period of 15 years.

The Single Family Residential Mortgage Revenue Bond Program is designed to provide mortgage loans to first-time homebuyers whose incomes do not exceed maximum Federal limits. Buyers must also intend to live in the homes as their principal residence. Mortgage loans offered under the bond program generally have lower interest rates than conventional loans. Loans are made available for attached and detached single family residences primarily in eligible developments at various locations throughout the County. A smaller portion of funds are available for existing or resale units Countywide.

Previous Accomplishments: The Huntington Park Redevelopment Agency has been active in the bond financing program, and has issued \$136,540,000 in residential mortgage revenue bonds, creating 898 ownership units, between 1980-1985. In 1986, the Agency authorized another bond issue which provided 8% fixed interest rate mortgage loans to moderate income households in eligible single family attached and detached developments throughout the City. A total of 256 households were provided low interest loans under this issue.

Program Goals: Bonds provide a cost-effective mechanism the City can utilize to promote affordable ownership and/or rental opportunities. The City's participation in bond financing can be limited to sponsoring programs and funding administrative costs. A future goal of one bond-funded housing project has been established for the five year period of this Housing Element.

12. **Shared Equity Program/Downpayment Assistance:** Equity sharing allows lower income households to purchase a home by sharing the costs of home ownership with a sponsor, such as a local Housing Authority or Redevelopment Agency. The sponsor and the buyer would then together provide the

downpayment and purchase costs to buy a house. When the house is sold, the equity earned through appreciation is split between the occupant and the sponsor according to an agreement made prior to purchase.

The design of a shared equity program depends on the co-investors, the source of funds, and community needs. A program can be as simple as a partnership where the occupant and sponsor purchase the home together and share the proceeds upon sale of the property in the same ratio as purchase costs were shared. In order to prevent the shared equity program from being used for speculative purposes, the buyer is required to occupy the home to be purchased. The City can reserve the right of first refusal when the home is sold, providing a mechanism to maintain the long-term affordability of the unit. Recent case law (*Oceanside vs. McKenna*) validates the right of the City/Agency to require owner occupancy with no transfer.

Program Goals: This program serves as a financing tool to provide homeownership opportunities to low and moderate income households. While shared equity financing does occur in the market, purchase terms are often not in the best interest of the occupant. It is therefore recommended that the City work with the Housing Authority or through the Redevelopment Agency to offer shared equity as a homeownership option to low and moderate income households, and particularly to large family households. The goal of this program is to offer downpayment assistance to ten households during the period of this Housing Element.

13. **Reverse Mortgage Program:** The most substantial asset of most elderly homeowners is their home, which usually increases significantly in value with inflation. And while owning a home may provide a rich asset base, with the onslaught of retirement and a fixed income, many elderly homeowners quickly become income poor. Home maintenance repairs multiply as the home ages, and the rising costs in home utilities, insurance, taxes, and maintenance often get deferred altogether, creating an unsafe and often depressing living environment for the senior.

An alternative option for elderly homeowners is to draw needed income from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans for which a

home is pledged as security. Qualification for the loan is based primarily on property value rather than on income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify. Most reverse mortgage programs permit homeowners to borrow up to 80 percent of the assessed value of their property, receive needed principal of up to 25 percent of the loan, and then receive monthly annuity payments for the life of the loan.

The City shall work with an existing social service group in establishing a reverse mortgage program for seniors. Rather than making the loans themselves, the City/social service group's role could be to facilitate the initiation of reverse mortgage loans through the following steps. First, the City/social service groups would need to provide educational and counseling services to seniors interested in pursuing a reverse mortgage. Second, the City/social service group would need to work with local lending institutions which currently provide these loans to gain a thorough understanding of the application process. The City/social service group could then work with the seniors to complete the loan applications and assist in providing any other necessary information to the bank. Based on available information, the following companies and lending institutions are known to offer reverse mortgage loans in the Southern California area:

1. Security Pacific National Bank, City of Downey
(213) 869-1056
2. Capital Holding
1-(800) 431-8100
3. Providential Home Income Plan
(714) 793-2309
4. American Homestead
1-(800) 233-4762

Remove Governmental Constraints

Under present law, the Huntington Park Housing Program must include the following:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

14. Zoning Ordinance: The City of Huntington Park has developed a comprehensive Zoning Ordinance to implement its General Plan. The following regulations have an effect on the conservation and development of affordable housing in Huntington Park:

- provisions for 5,000 square foot lots in single-family zones
- provisions for manufactured housing in single family zones
- provisions for reduced parking requirements for senior citizen housing projects
- flexibility in zoning standards to improve architectural compatibility, or for needed safety reasons pursuant to approval by the Director of Community Development

Program Goals: This Housing Element is part of an overall update to the City of Huntington Park General Plan. Upon completion of the Plan update, the City will revise its Zoning

Ordinance as necessary to provide compliance with the General Plan. The following provisions will be among those added to the City's Zoning Code:

- Provisions for the integration of residential uses in the Central Business District at densities up to 70 units/acre, and 4.0 FAR along Pacific Boulevard.
- Provisions for the development of Single Room Occupancy Hotels (SROs) in areas designated for Central Business District/Residential and Senior Citizen Housing

- Allowances for the development of transitional housing and emergency shelters in specified locations subject to a Conditional Use Permit

The goal of this program is to revise the City's Zoning Ordinance by the end of 1992 to provide consistency with the updated General Plan, and to ensure City standards are not excessive and do not unnecessarily constrain affordable housing.

15. **Efficient Processing:** The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. In order to minimize project holding costs, jurisdictions should streamline their review procedures to the greatest extent possible and without compromising adequate review.

Program Accomplishments: The City's adopted Housing Element establishes a program for continued consolidation of building plan check and residential zoning compliance procedures to expedite processing development applications and to minimize duplication of effort. Review of residential projects that can be approved by City staff typically require an initial and final plan check, each which requires approximately three weeks. This project review time compares favorably with other Los Angeles County jurisdictions.

Program Goals: In order to improve the quality of new development, the City is in the process of establishing a Design Review board, which is anticipated to add one to two weeks to a project's review period. However, by bringing staff together from various City departments, the Design Review Board will result in a less fragmented project review process. The goal of this program is to ensure project review times are streamlined to the greatest extent feasible, and to provide priority review for projects with an affordable housing component.

16. **Development Fees:** Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. Certain fees could be

waived or subsidized by the City for the provision of lower income and senior citizen housing.

Previous Accomplishments: The City of Huntington Park's residential fee schedule is comparable to similar jurisdictions, and can not be considered excessive.

Program Goals: The goal of this program is to review City fees to ascertain if waiver or subsidy by the City may be beneficial for the provision of affordable and senior citizen housing. Based on the outcome of this review, the City may adopt an ordinance establishing a modified fee schedule for affordable and senior citizen projects by the end of 1991.

Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that accomplish the following:

Promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age or physical disability.

More generally, this program component entails ways and means to promote equal housing opportunity.

17. **Equal Housing Opportunity Services:** As a participating City in the Community Development Block Grant Program, Huntington Park contributes monies and cooperates with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Foundation to enforce fair housing laws. The City periodically advertises services offered by the Fair Housing Foundation which include housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs. Through the City's code enforcement program, tenants that are displaced as a result of correction of illegal conditions, e.g. garage conversions, are referred by the City to the Fair Housing Foundation. In addition, the City requires that any rental property provided assistance under the City's Rental Rehabilitation program be listed with the Fair Housing Foundation to provide added protection for low income tenants. Huntington Park will continue to support the Fair Housing Foundation to assure unrestricted access to housing in the Community.

**TABLE H-2
HOUSING PROGRAM SUMMARY**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# UNITS) TO BE ASSISTED	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING					
1. Residential Rehabilitation Program	Provide rehabilitation assistance to lower income owner-occupied households, including room additions to alleviate overcrowding.	Increase loan amount to achieve necessary level of rehabilitation. Provide assistance to 35 units annually.	CDBG; Redevelopment and other available funds as necessary.	Community Development Department	Program ongoing. Increase funding by end of 1991.
2. Rental Rehabilitation Program	Provide rehabilitation assistance to rental properties with min. 70% lower income tenants.	Actively market program to achieve rehabilitation of 20 units annually, 60% to be targeted to large families.	HUD	Community Development Department; CD Financial	Ongoing
3. Minor Home Repair Program	Provide grant monies to lower income households for needed housing maintenance and minor modifications, e.g. wheelchair access.	Provide assistance to 10 renter and 20 owner-occupied households annually.	CDBG	Community Development Department; Veterans and Community Services	Ongoing
4. Code Enforcement	Enforce City codes pertaining to property maintenance, building and zoning.	Continue City's proactive code enforcement programs with annual goal of correcting 600 units.	Department Budget	Community Development Department	Ongoing

**TABLE H-2
HOUSING PROGRAM SUMMARY
(Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# UNITS) TO BE ASSISTED	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
5. Conservation of Existing Subsidized Housing	Provide for the continued affordability of the City's low and moderate income housing stock.	Unknown, dependant on status of mortgage prepayment.	Redevelopment and other available funds as necessary.	Community Development Department.	As required.
PROVISION OF ADEQUATE HOUSING SITES					
6. Land Use Element	Provide a range of residential development opportunities through appropriate land use designations.	Update General Plan to accommodate City's share of regional housing needs, identified as 1,222 dwelling units.	Department Budget	Community Development Department	Complete Land Use Element Update by end of 1990.
7. Sites for Homeless Shelters/ Transitional Housing	Provide for sites for the development of housing for the homeless.	Amend Zoning Ordinance to allow for emergency shelters and transitional housing. Review planning/building codes, and modify as necessary to facilitate SROs.	Department Budget	Community Development Department.	By end of 1992.
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING					
8. Land Assemblage and Write-Down	Assemble property and extend write-down grants for the provision of low and moderate income housing.	Facilitate development of 400 dwellings, with a minimum of 20% affordable to low and moderate income households.	Redevelopment; CDBG.	Community Development Department.	By 1994.

**TABLE H-2
HOUSING PROGRAM SUMMARY
(Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# UNITS) TO BE ASSISTED	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
9. Section 8 Assistance Payment/Housing Vouchers	Extend rental subsidies to lower income families and elderly. Encourage listing of rental units with County Housing Authority.	Continued subsidy of 237 households, with subsidy to an additional 25 households over the 5-year period.	HUD-Section 8 Cert. and Housing Vouchers	County Housing Authority; Community Development Department.	Ongoing
10. Density Bonus Program	Encourage development of housing for seniors and low income households through provision of density bonus/ other equivalent incentives.	Incorporate density bonus program into City's Zoning Ordinance.	Department budget as necessary	Community Development Department.	Revise Zone Code by end of 1991
11. Mortgage Revenue Bond Financing	Increase supply of rental and ownership units affordable to low and moderate income households.	Encourage developers to take advantage of affordable housing bond financing with a five year goal to achieve one bond financed project.	Revenue Bonds	Los Angeles County; Community Development Department.	As available
12. Shared Equity/Downpayment Assistance	Expand homeownership opportunities through creation of equity partnerships.	Ten households.	Redevelopment and other available funds.	Community Development Department.	By 1994.

**TABLE H-2
HOUSING PROGRAM SUMMARY
(Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# UNITS) TO BE ASSISTED	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
13. Reverse Mortgage Program	Allow Seniors to remain in their homes by borrowing against accumulated home equity.	Coordinate with social service groups and lending institutions to facilitate initiation of a reverse mortgage program and provide educational outreach to seniors.	None necessary	Community Development Department	By 1992.
REMOVE GOVERNMENTAL CONSTRAINTS					
14. Zoning Ordinance	Ensure City standards are not excessive and do not unnecessarily constrain affordable housing.	Revise Zoning Ordinance to comply with General Plan.	Department budget	Community Development Department.	By end of 1992.
15. Efficient Processing	Provide efficient processing for residential projects which minimizes review time and related holding costs.	Establish priority review processing for affordable housing projects.	None necessary	Community Development Department.	By end of 1991.
16. Development Fees	Provide reduced development fees for affordable and senior citizen housing.	Review City fees and provide reduced development fees for affordable housing as appropriate.	Department Budget	Community Development Department.	End of 1991



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**TABLE H-2
HOUSING PROGRAM SUMMARY
(Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# UNITS) TO BE ASSISTED	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
EQUAL HOUSING OPPORTUNITY					
18. Equal Housing Opportunity Services	Affirm a positive action posture which will assure unrestricted access to housing.	Provide tenant/landlord counseling, housing discrimination response, and related housing services.	HUD-CDBG	Community Development Department; Long Beach Fair Housing Foundation.	Ongoing
<p><u>SUMMARY OF 5 YEAR GOALS</u></p> <p>TOTAL UNITS TO BE CONSTRUCTED: 1,222 (regional housing need)</p> <p>TOTAL UNITS TO BE REHABILITATED: 425 (CDBG, HUD)</p> <p>TOTAL UNITS TO BE CONSERVED: 362 (rent subsidies)</p>					